

MEMORANDUM

August 17, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 8/22/72

Petition No. Z-2561  
"E" Street Associates  
John C. Pappas  
653 Summer Street  
South Boston

Petitioner seeks a conditional use to erect a one-story recreation and social center in a waterfront (W-2) district. The proposal violates the code as follows:

Section 8-7. A sports center and social center conducted for profit is conditional in a W-2 district.

The property, located in an industrial complex between Summer and West First Street, contains approximately three acres of land. The proposed center will accommodate eight indoor tennis courts, a health facility, a lounge and two function rooms. Petitioner will provide 72 parking spaces on the site. Additional parking units exist nearby within the complex. Foundation work is already in progress. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2561, brought by "E" Street Associates, 653 Summer Street, South Boston, for a conditional use to erect a one-story recreation and social center in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Additional off-street parking facilities are proximate to the site.

RESERVATION

Z-2561  
653 SUMMER ST.  
(S. B.)

WEST FIRST

STREET

STREET

SECOND

STREET

453625  
453626  
453627

WEST

STREET

ST.

WEST

STREET  
FIRST  
SECOND

SECOND

STREET

WEST

STREET

SECOND

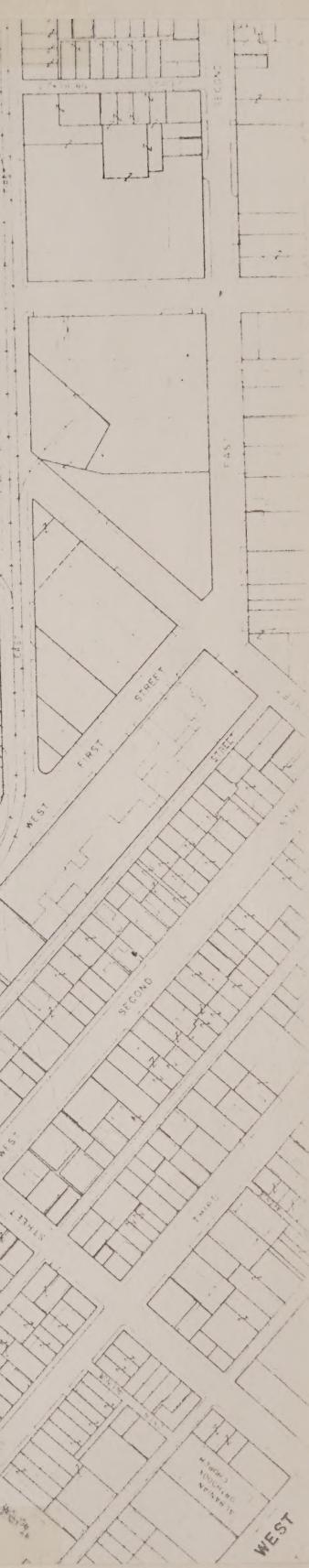
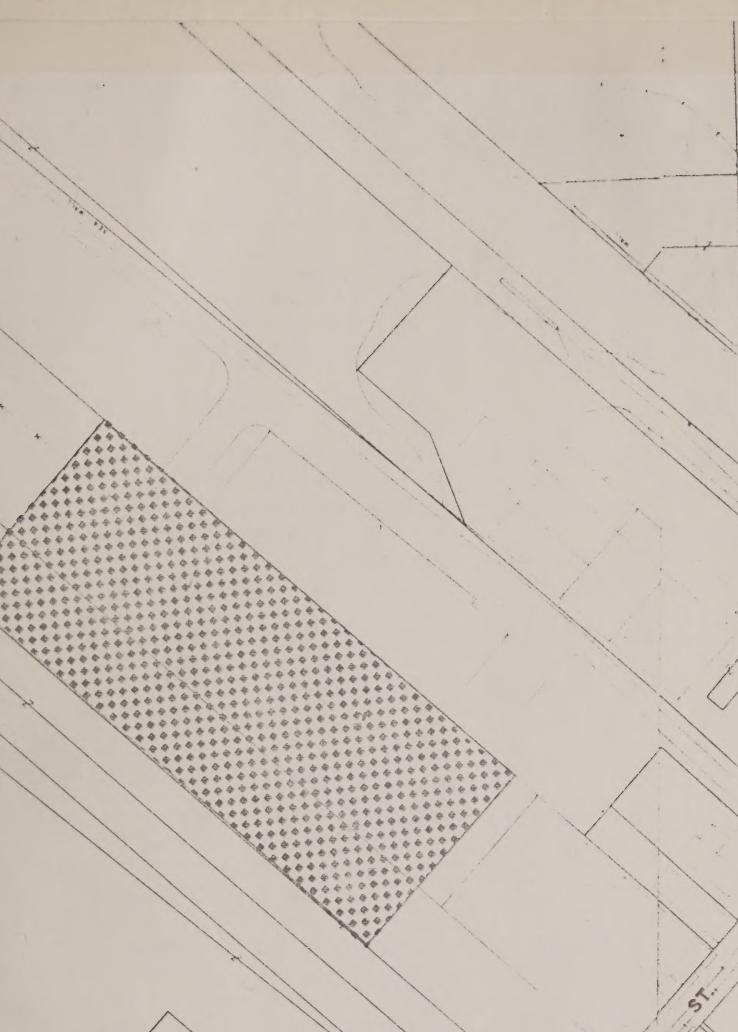
STREET

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Board of Appeal Referrals 8/17/72

Hearing Date: 8/29

Petitions Nos. Z-2542-2544

Boston University

64-70, 72-84, 96-104 Cummington Street  
Boston

Petitioner seeks three conditional uses and three variances to change the occupancy of three buildings from light manufacturing to academic offices and academic laboratories in a light manufacturing (M-2) district. The proposal violates the code as follows:

64-70 Cummington Street

Req'd

Proposed

Section 8-7. A university granting degrees is conditional in an M-2 district.

Section 23-3. Off street parking is insufficient.

4 spaces

0

72-84 Cummington Street

Section 8-7. A university granting degrees is conditional in an M-2 district.

Section 23-3. Off street parking is insufficient.

11 spaces

0

96-104 Cummington Street

Section 8-7. A university granting degrees is conditional in an M-2 district.

Section 23-3. Off street parking is insufficient.

6 spaces

0

The property, located on Cummington Street near the intersection of Commonwealth Avenue, contains three, two story masonry structures. The proposal will legalize existing academic facilities. Appellant owns a 620 car parking garage within close proximity to the site. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2542-2544, brought by Boston University, 64-104 Cummington Street, Boston, for three conditional uses and three variances to change the occupancy of three buildings from light manufacturing to academic offices and academic laboratories in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The facilities are existing. Adequate off street parking is provided within close proximity to the site.



Board of Appeal Referrals 8/17/72

Hearing Date: 10/10

Petition No. Z-2551

John McMahon  
386 Market Street  
Brighton

Petitioner seeks a forbidden use and a variance for a change of occupancy from an auto repair shop and cafe to restaurant - lounge and banquet room in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A social hall is forbidden in an L-.5 district.		
Section 23-2. Off street parking is in- sufficient.	39 spaces	0

The property, located on Market Street at the intersection of Henshaw Street, contains two, one story masonry structures. It is proposed to convert the vacant auto repair shop building to a banquet hall and combine with an existing cafe - lounge structure. There is no objection to the proposal provided the required off-street parking is supplied at nearby facilities. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2551, brought by John McMahon, 386 Market Street, Brighton, for a forbidden use and a variance for a change of occupancy from an auto body shop and cafe to a restaurant - lounge and banquet room in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the required off street parking is supplied at nearby facilities.

4-2335  
386 MARKET ST.  
(B.R.I.)



Board of Appeal Referrals 8/17/72

Hearing Date: 8/29

Petition No. Z-2556

1200 Realty Trust

William N. McDonough, Trustee  
556-624 Atlantic Avenue,  
263-303 Congress Street, 1-7  
Dorchester Avenue, 182-250  
Summer Street, Boston

Petitioner seeks three variances to erect a 32 story office, banking and garage building in a light manufacturing (M-4) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	4.0	4.6
Section 21-1. Setback of parapet is insufficient.	62 ft.	11 ft.
Section 23-4. Off-street parking is insufficient.	500 spaces	170 spaces

The property, bounded by Atlantic Avenue, Summer Street, Congress Street and Dorchester Avenue, contains approximately 5.4 acres of land. The proposed commercial structure (Federal Reserve Bank Building) is consistent with the South Station area development plan. The parking deficiency will be mitigated by the future construction of a 3000-5000 off-street parking facility in the South Station area. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2556, brought by 1200 Realty Trust, 556-624 Atlantic Avenue, 263-303 Congress Street, 1-7 Dorchester Avenue, 182-250 Summer Street, Boston, for three variances to erect a 32 story office building in a light manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided that plans and specifications are submitted to the Authority for design review approval. The proposed structure is consistent with the South Station development plan. The parking deficiency will be mitigated by the future construction of a 3000-5000 off-street parking facility in the South Station area.

Z-2556  
556 ATLANTIC AVE.  
263-303 CONGRESS ST.  
1-7 DORCHESTER AVE.  
182-250 SUMMER ST.  
(B. P.)

15

POINT

DORCHESTER

ATLANTIC

Board of Appeal Referrals 8/17/72

Hearing Date: 10/17/72

Petition No. Z-2557

Saul B. Zeledon  
60 Robinwood Avenue  
Jamaica Plain

Petitioner seeks a conditional use and five variances for a change of occupancy from a single family dwelling to a lodging house in a residential (R-.5) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A lodging house is conditional in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	6560 sf
Section 14-3.	Lot width is insufficient.	200 sf	44 ft.
Section 16-1.	Height of building is excessive.	2 stories	2½ stories
Section 18-1.	Front yard is insufficient.	25 ft.	10 ft.
Section 23-1.	Off street parking is insufficient.	2 spaces	0

The property, located on Robinwood Avenue near the intersection of Enfield Street, contains a 2½ story frame structure. The proposed eight room lodging house conversion is inappropriate and would weaken the neighborhood's residential character. Robinwood Avenue is a narrow, winding street which cannot support additional traffic or on-street parking. Recommend denial.

VOTED: That in connection with Petition No. Z-2557, brought by Saul B. Zeledon, 60 Robinwood Avenue, Jamaica Plain, for a conditional use and five variances for a change of occupancy from a single family dwelling to a lodging house in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is inappropriate and would weaken the neighborhood's residential character. Robinwood Avenue is a narrow, winding street which cannot support additional traffic or on-street parking.

Z-2557  
60 ROBINWOOD AVE.  
(J.P.)

Board of Appeal Referrals 8/17/72

Hearing Date: 8/29/72

Petition No. Z-2565

Rit-Mar Development Associates  
Frank Walters, Trustee  
465 Geneva Avenue, Dorchester

Petitioner seeks ten variances to erect a five story 53 unit apartment dwelling for the elderly in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1.	Lot area is insufficient.	2 acres
Section 14-2.	Lot area for additional dwelling unit is insufficient.	3000 sf/du
Section 14-3.	Lot width is insufficient.	200 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.
Section 15-1.	Floor area ratio is excessive.	0.5
Section 16-1.	Height of building is excessive.	2½ stories
Section 17-1.	Open space is insufficient.	1000 sf/du
Section 18-1.	Front yard is insufficient.	25 ft.
Section 20-1.	Rear yard is insufficient.	40 ft.
Section 23-1.	Off street parking is insufficient.	53 spaces
		13 spaces

The property, located on Geneva Avenue between Tonawanda and Bloomfield Streets, contains 20,824 square feet of vacant land. Local civic groups have assisted in the planning of this development for which there is a significant need in the community and further will be an improvement to the immediate neighborhood. The staff recommends the following: that plans be submitted for design review and the petitioner provide assurance to the Board of Appeal that the development will be occupied exclusively by the elderly. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2565, brought by Rit-Mar Development Associates, 465 Geneva Avenue, Dorchester, for ten variances to erect a five story 53 unit apartment dwelling for the elderly in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that plans be submitted to the Authority for design review and the petitioner provide assurance to the Board of Appeal that the development will be occupied exclusively by the elderly.

Z-2565  
465 GENEVA AVE  
(DOR.)

DOOKOTA

TONAWANDA

GENEVA

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Board of Appeal Referrals 8/17/72

Hearing Date: 11/14/72

Petitions Nos. Z-2571-2572  
Bryant & Stratton Commercial  
School, Inc.  
Berklee School of Music (Prospective  
Purchaser)  
136 & 150 Massachusetts Avenue, Boston

Petitioner seeks two conditional uses for a change of occupancy from hall, bowling alley, stores, offices to hall, school classrooms, rehearsal halls, offices, stores and from a non degree granting school and dormitories to a degree granting school and dormitories in a general business (B-2) district. The proposal violates the code as follows:

136 Massachusetts Avenue

Section 8-7. A degree granting school is conditional in a B-2 district.

150 Massachusetts Avenue

Section 8-6. A change in an existing conditional use requires a Board of Appeal hearing.

The properties, the former Fenway Theatre and Sherry Biltmore Hotel, are bounded by Massachusetts Avenue, Belvidere, St. Cecilia and Boylston Streets in the Fenway Urban Renewal area. The Berklee School presently accommodates their student body in several scattered buildings in the Back Bay area. It is proposed to consolidate the students into a single centralized facility. The staff's preference is to recommend that the property be converted to residential apartment use or a hotel facility. If after appropriate study such uses are determined to be uneconomic or impractical, then conversion to school and dormitory use would be acceptable, subject to the following conditions:

1. Commercial (student oriented) facilities be located on the street level.
2. Maximum student dormitory accommodations not to exceed 525 (present Bryant and Stratton maximum).
3. Practice rooms be provided on dormitory floor levels four through eight.
4. Practicing of instruments in individual sleeping rooms be prohibited.
5. Berklee require resident students not to maintain automobiles in the City.
6. Berklee agree to vacate existing dormitories at 98 Hemenway Street and sell as a non-institutional use.

7. Berklee agree to make payments in lieu of taxes to the City.
8. Alteration and remodeling plans be submitted to the Authority for design review approval.

Recommend denial as submitted.

VOTED: That in connection with Petitions Nos. Z-2571-2572, brought by Bryant and Stratton Commercial School, Inc. and Berklee School of Music, 136 & 150 Massachusetts Avenue in the Fenway Urban Renewal area, for two conditional uses for a change of occupancy from hall, bowling alley, stores, offices to hall, school classrooms, rehearsal halls, offices, stores and from a non degree granting school and dormitories to a degree granting school and dormitories in a general business (B-2) district, the Boston Redevelopment Authority recommends that alternative uses such as apartments or hotel conversion should be studied for feasibility and if determined to be impractical then conversion to school and dormitory use be allowed, subject to the following conditions:

1. Commercial (student oriented) facilities be located on the street level.
2. Maximum student dormitory accommodations not to exceed 525 (present Bryant and Stratton maximum).
3. Practice rooms be provided on dormitory floor levels four through eight.
4. Practicing of instruments in individual sleeping rooms be prohibited.
5. Berklee require resident students not to maintain automobiles in the City.
6. Berklee agree to vacate existing dormitories at 98 Hemenway Street and sell as a non-institutional use.
7. Berklee agree to make payments in lieu of taxes to the City.
8. Alteration and remodeling plans be submitted to the Authority for design review approval.

Z-2571-72  
136 # 150 MASSACHUSETTS AVE.  
(B.P.)

Board of Appeal Referrals 8/17/72

Hearing Date: 8/29/72

Petition No. Z-2574

Hunnewell Trucking, Inc.

55 Fargo Street, South Boston

Petitioner seeks a conditional use for a change of occupancy from an office, truck terminal and garage to bus service garage and office in a light manufacturing (M-4) and industrial (I-2) district. The proposal violates the code as follows:

Section 8-6. A change in a pre-existing conditional use requires a Board of Appeal hearing.

The property, located on Fargo Street between C and D Streets, contains a vacant one-story metal structure. The proposed conversion will be consistent with the commercial - industrial nature of the area. However, it is recommended that the buses avoid the critical D Street and Broadway route to the garage because of existing congested commercial traffic; an alternate route along Summer Street and Atlantic Avenue would be more desirable. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2574, brought by Hunnewell Trucking, Inc., 55 Fargo Street, South Boston, for a conditional use for a change of occupancy from an office, truck terminal and garage to bus service garage and office in a light manufacturing (M-4) and industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that the buses avoid the critical D Street and Broadway route to the garage because of existing congested commercial traffic. An alternate route along Summer Street and Atlantic Avenue would be more desirable.

Z-2574  
55 FARGO ST  
(S.B.)



Board of Appeal Referrals 8/17/72

Hearing Date: 10/24

Petition No. Z-2575  
James and Emma Moody  
91 Devon Street  
Dorchester

Petitioner seeks a forbidden use and a variance to legalize the occupancy of a three-family dwelling in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting one half the requirements of lot area for additional unit is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0

The property, located on Devon Street between Laredo and Normandy Streets in the Model Cities area, contains a 2½ story frame dwelling. The proposal will legalize a condition which has apparently existed for many years. The violation is technical. Recommend approval.

VOTED: That in connection with Petition No. Z-2575, brought by James and Emma Moody, 91 Devon Street, Dorchester in the Model Cities area, for a forbidden use and a variance to legalize the occupancy of a three family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposal will legalize a condition which has apparently existed for many years.



